

**Planning Policy Manual – Part 2**

**Planning Policies and Design Guidelines for Normalised  
Redevelopment Areas**

**Section 2.39**  
**Perth Cultural Centre - Area 39**  
**William Street**



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## 1.0 INTRODUCTION

### 1.1 Application

These guidelines apply to land bound by Aberdeen Street to the north, Perth Cultural Centre to the east, Roe Street to the south and William Street to the west, as shown in Figure 1. This area is within Precinct 37: William Street as defined in the City of Perth Local Planning Scheme No. 26 (Normalised Redevelopment Areas)(herein called ‘the Scheme’).

**Figure 1: William Street Precinct**



The Design Guidelines are set out under a series of design related headings that include the following:

#### Objectives

The objectives outline the intended outcome for each provision. It is mandatory to achieve the objectives. Due regard will be given to the achievement of the objectives in determining development applications or making any other discretionary decisions under the Design Guidelines and the Scheme.

#### Acceptable Outcomes

The Acceptable Outcomes establish specific measures and outcomes, which will assist with ensuring the specific objectives are met. However, there may be alternative solutions to demonstrate consistency with the objectives. These will be considered on a case-by-case basis.

### 1.2 Relationship to Planning Scheme and Planning Policies

These Design Guidelines are intended to supplement the provisions of the Scheme and should be read in conjunction with the Scheme and other Planning Policies.



The Deemed Provisions set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* also form part of the Scheme Text.

The Scheme identifies Preferred, Contemplated and Prohibited uses for Precinct 37 William Street. In determining any application for development approval, the local government will have regard to these Design Guidelines, the Scheme and other Planning Policies.

### 1.3 Vision and Objectives

The William Street Precinct represents the fine grained, lower scale physical interface between Northbridge and the larger scaled, institutional developments to the east. Significantly, the Precinct already accommodates a number of activities desirable in a ‘creative industries hub’. Retaining these activities and complementing them with other appropriate land uses will help draw people into the area and the adjoining James Street Precinct of the Perth Cultural Centre Project Area.

The overarching vision for the William Street precinct is to be revitalised through new development activity, better use of existing buildings and an improved streetscape. The Precinct will feature complementary heritage and contemporary architecture, including a State listed heritage precinct, a world class new performing arts venue, new and refurbished buildings and a stimulating public realm.

A key focus of planning for the Precinct is on improving the appearance and use of degraded and underutilised sites, including adaptive reuse of heritage places and some urban infill where appropriate. This will provide new opportunities for creative industries to flourish and for new restaurants, cafés and shops.

Revitalisation of William Street will reinforce its important role as a major pedestrian and traffic route, linking the Perth Cultural Centre and The Link project areas and connecting to the wider inner city area.

### 1.4 Heritage Precinct

All the properties within the William Street Precinct are listed collectively as a “Place of State Significance” on the Heritage Council of Western Australia’s State Register of Heritage Places. The listing recognises the collective heritage significance of the existing properties.

The William Street Precinct is a unique precinct with a continuous collection of buildings along the eastern side of William Street that physically reflect the first development boom which occurred north of the Perth Railway Station. This area underwent rapid development during the late 19th Century and early 20th Century, largely due to the gold rush and associated influx of migrants.

Lot 1296 of the Precinct, Rechabite Hall, is also listed individually on the State Register in its own right. Rechabite Hall was constructed in 1924 and until 1978 was the headquarters for the Rechabite Society in Perth, used as a meeting place and for social events. The long-term association with entertainment and cultural activities not only contributes to the streetscape and broader Perth Cultural Centre Precinct but also to the community’s sense of place.

All applications for development approval within the William Street Precinct will be referred to the Heritage Council of WA for assessment and advice prior to the local government making a determination on the application.



## 2.0 GENERAL GUIDELINES

### 2.1 Sustainability

#### Design Intent

Development within the William Street Precinct is expected to contribute to a more sustainable future by incorporating elements that represent best sustainability practice, as a minimum.

The best opportunity to incorporate environmentally and socially sustainable features is in new-build developments, however adaptation of existing development for new uses is also a sustainable practice, as it reuses existing building fabric and assists in social sustainability through the retention of familiar places that add to local identity and cultural continuity.

#### Objective

- To ensure that new development contributes positively to a sustainable future through thoughtful design and management.
- To ensure that refurbishment and adaptation of existing development maximises the application of sustainable design and management practice.

#### Acceptable Development Criteria

- Development applications for refurbishments or additions to existing buildings are to be accompanied by a statement identifying the manner in which the proposal addresses the following with regard to their sustainability credentials:
  - Disposal of demolition material and construction waste;
  - New materials and fixtures selected;
  - The proposed use of the building and its contribution to social and economic benefits for the community.

### 2.2 Heritage

#### Design Intent

It is essential that the heritage significance of the precinct, individual buildings and fabric is not adversely affected by new development.

#### Objective

- To conserve, reinstate or adapt as appropriate, existing building fabric that has heritage significance in its own right or contributes to the heritage significance of the precinct, and achieve a built form outcome that respects the grain, cadastre, height, massing and proportions of the established William Street streetscape.

### 2.3 Public Realm

The public realm is the streets, laneways and open spaces within which buildings are located and which are accessible to the public. Activation of the public realm is an essential component of the vision for the Perth Cultural Centre Project Area. There is opportunity in the William Street Precinct to engage with the existing rear laneways and create exceptional public spaces to complement the adjacent James Street Precinct and the Northbridge entertainment area.



#### 2.3.1 Activation

##### Design Intent

The William Street Precinct will be an active hub of retail, entertainment, creative and cultural industries. Ground floor activities contribute to a vibrant, diverse and interactive streetscape with upper level activities providing surveillance of the adjacent streets and promoting a safe urban environment.

##### Objective

- To conserve, reinstate or adapt as appropriate, existing building fabric that has heritage significance in its own right or contributes to the heritage significance of the precinct, and achieve a built form outcome that respects the grain, cadastre, height, massing and proportions of the established William Street streetscape.

##### Acceptable Development Criteria

- Building frontages to streets or laneways must avoid the use of blank walls and extensive service areas.
- Inactive and residential uses at ground floor are to be avoided.
- Pedestrian access through sites is encouraged, such as through the creation of arcades, thoroughfares and mid-block linkages.
- Ground floor levels are to be active (in particular retail and dining and entertainment).
- New development and land uses are to maximise visual and physical interaction with the street and laneway.

#### 2.3.2 Signage

##### Design Intent

Signage in William Street should be integrated into the architecture of buildings and will need to respect the heritage context of the Precinct.

##### Objective

- To ensure signage is integrated into building design and improves the overall appearance and legibility of the streetscape.

#### 2.3.3 Laneways

##### Design Intent

Laneways represent a significant opportunity for activation and pedestrian access. Within the William Street Precinct, the rear laneways provide connectivity, add interest to the pedestrian experience and may allow small, niche businesses that contribute to the liveliness of the city to secure inner city space at a more affordable rate.

Laneways are also the primary means of servicing buildings and are the only opportunity for vehicle access onto sites fronting William Street.

##### Objective

- To enliven the existing laneways by providing for safe passage of pedestrians and vehicles, creating an active interface with buildings and providing opportunities for tree planting, lighting, and service vehicle access.





#### Acceptable Development Criteria

- The ground plane between buildings and laneways shall not be enclosed by fences or other physical barriers.
- The building setback area adjacent to the laneway is to be developed with levels and finishes consistent with those in the laneway.
- Ground floor lane frontages should facilitate interaction between the interior and the exterior.
- Open style courtyards and alfresco spaces should be created where possible in building setback areas.

#### 2.3.4 Safety

##### Design Intent

Both the perception and reality of safety and security are strongly influenced by the design of buildings and public spaces. A variety of techniques can be employed to reduce the incidence of crime and antisocial behaviour, in turn improving feelings of safety and ownership

##### Objectives

- To ensure development creates a safe environment both in day time and at night for building occupiers, residents, visitors and pedestrians.

#### Acceptable Development Criteria

- Developments incorporate the principles of CPTED (Crime Prevention Through Environmental Design), such as those detailed in the WA Planning Commission's publication 'Designing Out Crime'.
- Ground and upper levels should be designed to provide active or passive surveillance of William Street and the rear lanes.

#### 2.3.5 Public Art

##### Design Intent

Public art helps to promote a sense of place and local identity and contributes to place making. Public art within the William Street Precinct should reflect the heritage context of the site and the broader cultural significance of the Perth Cultural Centre.

##### Objectives

- To create an interesting and creative environment through the use of public art that reflects the historic significance and cultural context of the precinct.

### 3.0 BUILDING DESIGN

#### Design Intent

Opportunities for new built form within the Precinct are nestled between the two contrasting environments of the pedestrian scaled context of William Street's heritage buildings and streetscape, and the newer and larger scaled institutional buildings located in the Perth Cultural Centre. Well designed and executed new development will successfully transition between the scales of these two environments, while expressing a contemporary aesthetic response to the former. Buildings should be responsive to the established character of William Street and provide a high degree of amenity.

#### Objective

- To encourage new development that is contemporary yet compatible with the established streetscape character in terms of scale, proportion and materials.





#### Acceptable Development Criteria

- Pedestrian entrances to ground floor use are to be at grade to the adjacent footpath.
- The horizontal and vertical articulation and fenestration of the street facade/s of new development is to reflect the fine grain patterns and rhythms established by the early buildings in the Precinct, regardless of the dimensions of the development site. Shopfronts should generally be between 5m and 8m wide.
- Horizontal alignment of architectural elements in new street facades, including windows and doors, canopies, verandahs, balconies, string lines and other horizontal articulation, should be consistent with that of adjacent existing buildings.
- Entry/exits to upper floor tenancies are to be located directly off the street frontages.

#### Objective

- To encourage buildings that are easily adapted to a variety of appropriate uses over time without major intervention or loss of architectural integrity.

#### Acceptable Development Criteria

- The ground floor, floor-to-floor height is to be a minimum of 4m to reflect the string line of the heritage buildings in the Precinct.
- New building construction materials and techniques should facilitate internal adaptation.

#### Objective

- To encourage development that contributes to a legible and pedestrian friendly environment.

#### Acceptable Development Criteria

- The articulation of the street facade is to inform the location of pedestrian access into buildings.
- The ground floor street frontages should be visually transparent and facilitate interaction between the interior and exterior.

### 3.1 Materials and Finishes

#### Design Intent

Materials and finishes used in new buildings will influence the degree to which development fits into the established streetscape character. Quality materials and finishes that will stand the test of time should be used.

#### Objective

- To ensure a variety of high quality, durable materials and finishes are used within the precinct that are reflective of traditional materials used within the heritage precinct.

#### Acceptable Development Criteria

- Colours and materials for new development are to be compatible with the heritage finishes of the area.
- A schedule of proposed colours and materials is to be provided as part of any application for development.
- The use of face blockwork, reconstituted limestone blockwork or reflective glass is not permitted.
- All external walls are to include articulation, visual detailing and quality finishes.
- New development should incorporate a mix of materials.
- Where a large area of single material is proposed, it is to be broken down into smaller elements.



## 3.2 Awnings

### Design Intent

Awnings are an important characteristic of the William Street pedestrian environment and provide pedestrian amenity. New development and refurbishment should therefore ensure that this characteristic is continued and reinforced.

### Objective

- To ensure continuity of the pedestrian scale experience and pedestrian shelter along the William Street footpath and all street frontages.

### Acceptable Development Criteria

- Existing awnings should be retained and restored where ever possible. Where no awning remains on an existing building, a simple awning should be reconstructed. For new buildings, an awning is to be provided along the entire length of its street facades, consistent with adjacent awnings.
- The soffit of the awning is to be between 2.8m and 3.6m above ground level, having regard to footpath levels and adjacent development. Awnings are to be setback 600mm from the street kerblines.
- The awning is to extend a minimum of 2.4m over the footpath unless to do so conflicts with required setbacks from the roadway by an applicable local law or other regulation, in which case it is to extend as far as possible.

## 3.3 Roof Form

### Design Intent

Consideration must be given to the design of roof forms, particularly to respect the existing heritage character of the Precinct.

### Objective

- Building roof lines and silhouettes are to provide a positive contribution to the established heritage streetscape character of William Street.

### Acceptable Development Criteria

- No visible pitched roofs are permitted except to continue an existing pitched roof form on an existing building. The building facade may have a vertical parapet 'lip' up to 1m high to mask the roof from view of the street and provide a positive contribution to the roofscape.
- Exposed gables are not an appropriate roof form in the William Street Precinct.
- New development or additions may include contemporary roof forms and materials such that new development is clearly distinguishable from original buildings. However, new roof forms should be sympathetic to existing heritage roof forms.

## 3.4 Private Open Space

### Design Intent

The provision of private open space within residential development contributes to health and quality of life. Private open space should complement buildings whilst being usable and allowing for a reasonable level of privacy for occupants.

### Objective

- To provide secure and functional private open space for residential development.

**Acceptable Development Criteria**

- Private open space is to be designed to prevent direct overlooking to or from neighbouring apartments (apartments on the same site or an adjacent site).
- Private open space shall meet the following minimum criteria:

Dwelling Size	Minimum area	Balcony/Terrace	Minimum Dimension
Studio/1 bedroom	6sqm		2.5m
2 or more bedrooms	10sqm		2.5m

- No balcony may extend beyond a lot boundary.
- Balconies and terraces must be directly accessible from a habitable room (e.g. bedroom, lounge room).

**3.5 Roof Gardens and terraces****Design Intent**

There is potential within the William Street Precinct for roofs and setbacks behind building parapets to be developed as usable terraces for residential recreation or for commercial or cultural purposes. Roof terraces would enhance activation of William Street and add a further dimension to the type of space available. All or part of roofs and terraces may also possibly be developed as green (vegetated) roofs, which have environmental benefits.

**Objective**

- To encourage the creation and use of roof terraces and green roofs in both residential and non-residential buildings.

**Acceptable Development Criteria**

- Terraces may be developed on roofs and behind parapets for use in association with one or more activities accommodated in a building.
- Roof terraces may not themselves be roofed. Any proposed shelter (e.g.: shade structures, rain protection) must comply with setback and building envelope provisions and not be visible from any street.
- Residential roof terraces are not included in the calculation of net floor area for planning purposes however may be included by other legislation or regulations. Public/commercial uses such as roof top cinemas, bars and restaurants are included in net floor area.
- Roof tops and outdoor areas are governed by the Environmental
- Protection (Noise) Regulations. Uses such as bars and cinemas will need to demonstrate compliance with the Noise Regulations and/or locally applicable noise regulations.

**3.6 Universal Access****Design Intent**

One of the means to achieving a sustainable community is to ensure that all buildings are universally accessible. Designing for universal access will particularly assist people with disabilities, carers, older people and people with small children. Design for access will need sensitive consideration in the heritage context of William Street.

**Objective**

- To make the William Street Precinct an inclusive, accessible environment for all people.



#### Acceptable Development Criteria

- A report prepared by an accredited access consultant shall be submitted to demonstrate that all development proposals involving new construction, or a change of use comply with the access obligations of the Disability Discrimination Act and all applicable Australian Standards.

### 3.7 Dwelling Diversity and Affordability

#### Design Intent

Residential development within the precinct should capitalise on the opportunities and demand presented by the close proximity of a number of educational and cultural institutions, in particular the TAFE college, and provide a diverse range of dwelling sizes and configurations to suit the potential market, particularly students, hospitality and creative industry workers.

#### Objective

- To promote the establishment of a residential population within the William Street Precinct through the provision of affordable and diverse housing opportunities, particularly for students, creative industry workers and hospitality workers.

### 3.8 Acoustics

#### Design Intent

The proximity of the William Street Precinct to the heart of the Perth Cultural Centre, the State Theatre Centre and the Northbridge entertainment precinct means that development within the precinct is likely to be exposed to noise from external sources, particularly from nightlife, significant events (festivals, concerts) and traffic. The various entertainment and hospitality activities within the William Street Precinct will also be the source of potential noise.

Development within the William Street Precinct is to accommodate a compatible mix of entertainment, lifestyle and residential land uses, through appropriate design and acoustic attenuation.

#### Objective

- To ensure acoustic comfort in internal spaces and provide for minimal transfer of noise between uses within the precinct without the necessity to impose extraordinary restrictions on outdoor and entertainment activities.

## 4.0 SERVICES AND ACCESS

### 4.1 Parking

#### Design Intent

The William Street Precinct is ideally situated to take advantage of transit oriented development, with Perth Train Station, bus routes and several public car parks in close proximity. Individual sites within the precinct are physically constrained, making the provision of on-site car parking difficult. Development within the William Street Precinct is to accommodate a compatible mix of entertainment, lifestyle and residential land uses, through appropriate design and acoustic attenuation.

#### Objective

- To limit the visual and other impacts of on-site car parking provision and encourage the use of alternative modes of transport.

**Acceptable Development Criteria**

- Any new car parking is to be located within a single basement level car park or sleeved behind active street frontages.
- A minimum of 20% of available bay space is to be dedicated for motorcycles and scooters.
- Provide car parking in accordance with the following table:

Use Type	Maximum Number of Parking Bays
Commercial; retail; culture; and creative industry	In accordance with Perth Parking Policy
Permanent Residential	Maximum 1.0 bay/dwelling
Resident Visitor	No car bays permitted
Others	No car bays permitted

**Objective**

- To provide safe and convenient bicycle storage and end of trip facilities to encourage the use of public transport, walking and cycling, in lieu of private vehicles.

**Acceptable Development Criteria**

- For new buildings and development that increases net lettable area, bicycle parking and end-of-trip facilities are to be provided at the following minimum rate:

Use Type	Minimum Number of Bicycle Parking Facilities
Non-residential - Tenant	1 secure bicycle parking space per 100sqm of new net lettable floor space.  1 shower and locker (end of trip facilities) per 5 bicycle spaces.
Non-residential – Visitor/Courier	1 bicycle parking space per building (rack, rail or similar).
Residential – resident	1 secure bicycle parking space for each dwelling.
Residential – Visitor	1 bicycle parking space (rack, rail or similar) provided in a publicly accessible location for every 5 dwellings.

**4.2 Vehicular Access****Design Intent**

The location of access points will be controlled so as to ensure public realm amenity and activation are achieved.

**Objective**

- To ensure that access to car parking facilities does not dominate streetscapes or create conflict with pedestrians or other vehicle movement.

**Acceptable Development Criteria**

- Any on-site parking is to be accessed only via one single width crossover and ramp from the laneway, per development site.



- No car parking is accessed directly from William Street, James Street, Francis Street or Aberdeen Street.
- Parking areas to be screened and provide a quality finish where adjacent to the public realm.

#### 4.3 Building Services

##### Design Intent

The location of building services has the potential to negatively impact on the visual quality and character of buildings and adjacent spaces if not carefully considered.

##### Objective

- To ensure that services and related hardware required for the function of buildings do not have a negative impact on the character and amenity of the Precinct.

##### Acceptable Development Criteria

- Air conditioning units must not be visible from the street and must not be located above the roof line of buildings.
- Piped and wired services are to be screened from public view.
- Fire booster cabinets, services boxes and other service infrastructure are to be designed to integrate into the building and minimise visual impact on the streetscape.
- All meters are to be contained within development lots to the requirements of appropriate authorities, with screening to be integrated into the overall development.
- Outdoor clothes drying areas, screened from view of public areas, are to be provided for residential developments to minimise the need for clothes dryers.
- Commercial utility and waste storage areas must be screened from view of public areas and from sensitive uses such as residential development.
- Building services and infrastructure should not be chased into any significant heritage fabric and should be surface mounted.

#### 4.4 Storage for Dwellings

##### Design Intent

Storage is an essential component for residential dwellings.

##### Objective

- To ensure that dwellings are provided with secure, functional and accessible storage areas in addition to bicycle parking facilities.

##### Acceptable Development Criteria

- A minimum lockable storage area of 4m<sup>2</sup> with a minimum internal dimension of 1.5m is required for each dwelling. This storage space is not to be provided as a substitute for bicycle parking, which is additional.

### 5.0 SPECIFIC GUIDELINES

#### 5.1 Redevelopment

Redevelopment within the William Street Precinct offers the opportunity for urban renewal and revitalisation of this important inner-city precinct. However, redevelopment opportunities must be considered in the context of the State heritage listing of the Precinct, the individual listing of each building on the Heritage List and the scale and character of development within and around the Perth





Cultural Centre Project Area. The redevelopment potential of each development site is limited by these factors.

Generic developable areas or building envelopes have not been prescribed by these Design Guidelines as development potential is to be established through detailed heritage impact assessment of each site, which will inform the appropriate design response.

Any proposal for additional development or redevelopment of a site will be assessed on its individual merits against the principles and provisions of these Design Guidelines and other relevant plans or advice of the Heritage Council of Western Australia. Development proposals will require detailed written justification and a heritage impact statement.

#### 5.2 Extensions and Additions

Many of the development sites have the potential to accommodate extensions or new additions, particularly to the rear of existing buildings, where appropriately designed. This requires careful consideration of the bulk, scale and setback of the built form together with quality of design and materials.

Proposals for extensions and any other substantial additions to a site will need to demonstrate an appropriate design response to the existing heritage building and the Precinct as a whole. Proposals will require submission of a detailed written justification and a heritage impact statement.

#### 5.3 Building Height

The height and visual impact of new built form will influence the character and experience of William Street and surrounding streets and lanes, and will have an impact on the significance of the existing heritage buildings. The scale of new development should contribute positively to the Precinct and the streetscape as a whole, including both sides of William Street, the laneways, side streets and street corners, as well as the core of the Perth Cultural Centre to the east.

The maximum building height for each development site is set out in Section 4.3 Site Specific Guidelines. Building height is controlled by two measures, the maximum height is given in metres (e.g. 12m) and the maximum scale is given in storeys (e.g. 3 storeys).

It is important to note that these are maximum potential heights only and cannot be applied “as of right” across the whole of each site. The height and location of any new building elements must be assessed against a detailed heritage impact statement and an appropriate design response for the site.

#### 5.4 Setbacks

The building setbacks for extensions, additions or new development have not been prescribed in Section 4.3 Site Specific Guidelines. Appropriate setbacks should be determined on a site specific basis with due regard to the height and scale of the development being proposed and the established setback pattern.

The setbacks of new development should be informed by the significant heritage buildings and should not impact or influence their interpretation in a negative manner. Setbacks of built form should also be designed to maintain the pedestrian scale of William Street and side streets and be respectful of the narrow width of the rear lanes.

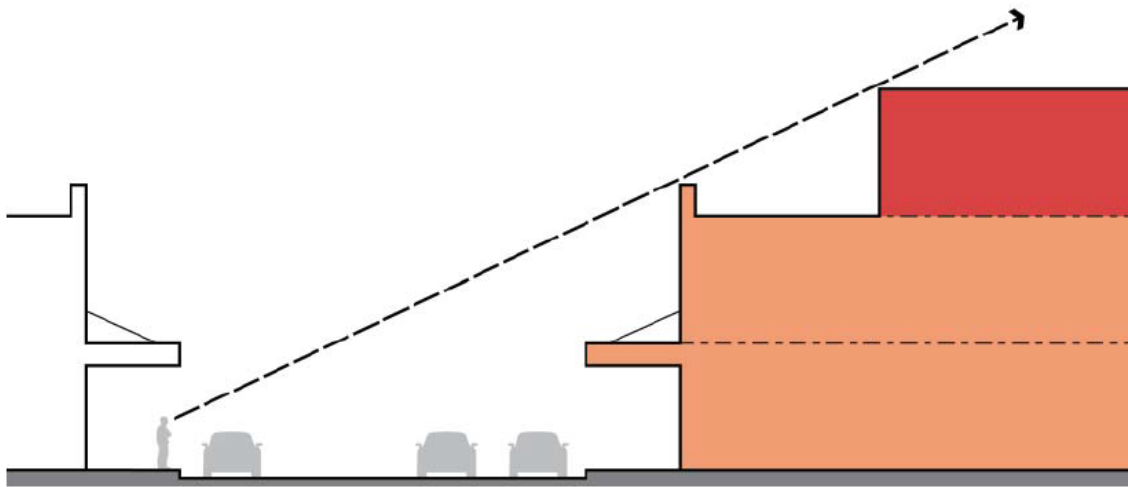




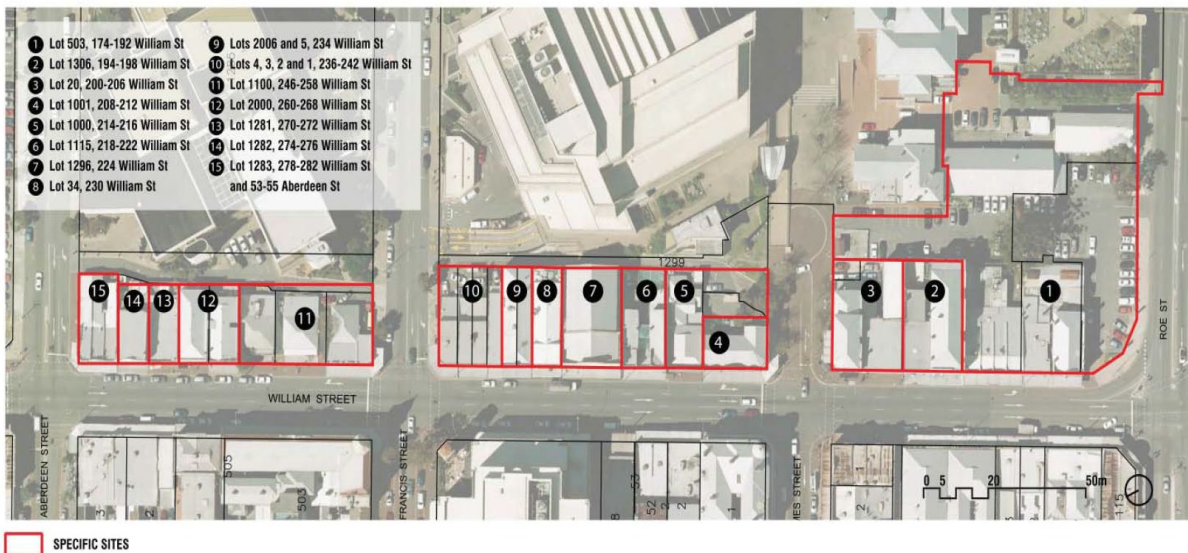
Generally, development at ground floor level should be built up to the street and laneway boundaries, to provide an activated and interesting streetscape at the pedestrian level.

Extensions and new development at upper floor levels, particularly on sites where part or all of a heritage building is being retained, should generally be setback behind the building line of the existing building and not overwhelm the heritage significance of the original building.

**Figure 2: Line of Site diagram**



**Figure 3: William Street Precinct comprises 15 development sites**





## 6.0 SITE SPECIFIC GUIDELINES\*

Lot	Max. Height	Preferred Land Use	Development Intent	Other Design Requirements
503	The height of any additional development on the State Theatre site is to be respectful of the pedestrian scale of William Street.	Theatre / Performance Venue with ancillary Retail and Dining / Entertainment uses at street level.	<p>The State Theatre Centre will be an important focal point for the Perth Cultural Centre and William Street and a catalyst for cultural and creative activation of the Project Area.</p> <p>Any new development is to reflect the high quality of design of the State Theatre Centre.</p> <p>Any new development is to ensure an activated and pedestrian friendly interface with William Street.</p>	<p>Refer to Section 4.1 for additional requirements for all lots in relation to:</p> <p>4.1.1 Redevelopment</p> <p>4.1.2 Additions / Extensions</p> <p>4.1.3 Building Scale</p> <p>4.1.4 Setbacks</p>
1306	3 storeys and 12m	Upper floors: Lodging House. Ground floor: Restaurant/Cafe, Shop, Personal Services.	<p>The ground floor tenancies of Lot 1306 will be conserved and restored and provide active land uses to William Street.</p> <p>Lot 1306 contains a lodging house (hostel) on the upper floors. Any future development should seek to retain social or affordable housing, however creative or cultural uses linked to the State Theatre Centre may also be considered.</p>	
20	3 storeys and 12m	Upper floors: Artist Studio. Ground floor: Restaurant/Cafe, Small Bar, Tavern.	<p>Lot 20 provides an important gateway between the William Street and James Street Precincts. Any development is to continue to address both streets and reinforce the prominent corner.</p> <p>Restoration and adaptive reuse, including possible amalgamation of the two ground floor tenancies into one dining / entertainment site, provides the opportunity to create a vibrant corner element.</p>	
1001	3 storeys and 12m	Upper floors: Creative Industry Office. Ground floor: Restaurant/Cafe, Small Bar, Shop.	<p>The intent for Lot 1001 is to retain and restore the building, providing a number of ground and upper floor tenancies for new business activity. There may be some potential for extensions / new development to the rear of the site.</p> <p>Restoration or adaptive reuse is to continue to address and reinforce the corner of William and James Streets and is to provide increased ground floor activation.</p>	

Lot	Max. Height	Preferred Land Use	Development Intent	Other Design Requirements
1000	4 storeys and 16m	Upper floors: Creative Industry Office, Office. Ground floor: Restaurant/Cafe, Small Bar.	<p>Lot 1000 offers an opportunity for new development to increase commercial floorspace in the Precinct, whilst maintaining the unique heritage fabric of the building. The existing 'National Bank' facade and significant heritage fabric is to be integrated into any new development. New building fabric is to be set back from the facade and be visually distinct, with a high quality, contemporary design response.</p> <p>The site is to provide increased connection with James Street and the rear lane through active uses, such as a restaurant fronting these streets, and passive surveillance provided from upper floors.</p>	<p>Refer to Section 4.1 for additional requirements for all lots in relation to:</p> <p>4.1.1 Redevelopment</p> <p>4.1.2 Additions / Extensions</p> <p>4.1.3 Building Scale</p> <p>4.1.4 Setbacks</p>
1115	3 storeys and 12m	Upper floors: Creative Mixed Use, Creative Industry Office. Ground floor: Creative Mixed Use, Personal Services, Shop.	<p>The intent for Lot 1115 is to conserve and restore the existing building and to revert back to the three original small shop front tenancies fronting William Street, with internal access to upper floors (likely to be use associated with the ground floor tenancies).</p> <p>Lot 1115 has potential for new development to the rear of the site, whilst maintaining the existing building. Enhancement and active use of the rear of the site, adjacent to the laneway, is encouraged.</p>	
1296	Maintain existing building envelope	Upper floors: Theatre/ Performance Venue, Tavern, Function Centre. Ground floor: Restaurant/Cafe, Small Bar.	<p>Rechabite Hall has significant cultural heritage value and it will maintain its prominence in the William Street streetscape. Sensitive restoration and refurbishment will allow improved use as a cultural or entertainment venue.</p> <p>Any refurbishment or adaptive reuse is to comply with the Conservation Plan for Rechabite Hall.</p> <p>Any adaptive reuse involving entertainment activities and amplified music is to comply with the Authority's policy on sound attenuation, whilst maintaining heritage fabric and character.</p>	



## Design Guidelines – Section 2.39

### Perth Cultural Centre Area 39 – William Street

Lot	Max. Height	Preferred Land Use	Development Intent	Other Design Requirements
34	3 storeys and 12m	Upper floors: Office, Nightclub, Theatre/Performance Venue. Ground floor: Restaurant/Cafe, Shop.	<p>Lot 34 presents an opportunity for restoration and adaptive reuse to better connect the site to William Street and the rear lane. Any development is to increase visual permeability and activation at ground level and passive surveillance from upper levels.</p> <p>Any development must respect the heritage significance of the William Street Precinct, including any significant fabric within the site as well the significance of the adjacent Rechabite Hall.</p>	<p>Refer to Section 4.1 for additional requirements for all lots in relation to:</p> <p>4.1.1 Redevelopment</p> <p>4.1.2 Additions / Extensions</p> <p>4.1.3 Building Scale</p> <p>4.1.4 Setbacks</p>
2006 & 5	3 storeys and 12m	Upper floors: Office, Creative Mixed Use. Ground floor: Creative Mixed Use, Shop.	The site presents an opportunity for restoration and adaptive reuse to better connect the site to William Street and the rear lane. Any development should increase visually permeability and activation at ground level, with increased passive surveillance from upper levels.	
1, 2, 3 & 4	3 storeys and 12m	Upper floors: Office, Creative Mixed Use, Ground floor: Creative Mixed Use, Shop, Restaurant/Cafe.	<p>The site has potential for new development to the rear of the site, whilst maintaining significant heritage fabric of the existing buildings. Any new development must respect the heritage listing of the buildings and the significance of the corner building.</p> <p>Any adaptive reuse or new development is to provide an enhanced presentation and activation to Francis Street and the rear lane.</p>	
1100	3 storeys and 12m, with a potential 4 storey corner element.	Upper floors: Specific Purpose Housing (Student Housing). Ground floor: Restaurant/Cafe, Shop, Personal Services.	<p>Lot 1100 offers an opportunity for new development to increase the residential population and activation of the Precinct. New development must balance the objective of increasing critical mass with retention of heritage values and significant fabric.</p> <p>Any new development is to be visually distinct from retained heritage fabric, with a high quality, contemporary design response. Any redevelopment of the corner building should provide architectural expression to the street corner.</p> <p>Adaptive reuse or redevelopment is to improve the presentation, interface, activation and surveillance of William Street, Francis Street and the rear lane.</p>	

Lot	Max. Height	Preferred Land Use	Development Intent	Other Design Requirements
2000	3 storeys and 12m	Upper floors: Creative Industry Office. Ground floor: Shop, Personal Services.	<p>The intent for Lot 2000 is to restore and renovate the two buildings to contribute to the character, amenity and activation of William Street.</p> <p>Restoration or adaptive reuse is to retain significant heritage fabric, including the original upper floor facades and open balcony.</p> <p>Enhanced presentation, surveillance and activation to the rear lane is encouraged.</p>	<p>Refer to Section 4.1 for additional requirements for all lots in relation to:</p> <p>4.1.1 Redevelopment</p> <p>4.1.2 Additions / Extensions</p> <p>4.1.3 Building Scale</p> <p>4.1.4 Setbacks</p>
1281	3 storeys and 12m	Upper floors: Creative Industry Office. Ground floor: Shop, Personal Services, Restaurant/Cafe.	<p>The site has potential for new development to the rear of the site, whilst maintaining significant heritage fabric of the existing building. Any adaptive reuse or new development is to provide an enhanced presentation and activation to the rear lane.</p> <p>Any new development to the rear is to mediate between the existing floor levels and the laneway levels, or alternatively provide a sunken courtyard/alfresco area.</p>	
1282	3 storeys and 12m	Upper floors: Creative Mixed Use, Creative Industry Office, Artist Studio. Ground floor: Creative Mixed Use, Shop, Restaurant/Cafe.	<p>The site has potential for new development to the rear of the site, whilst maintaining significant heritage fabric of the existing building. Any adaptive reuse or new development is to provide an enhanced presentation and activation to the rear lane.</p> <p>Any new development to the rear is to mediate between the existing floor levels and the laneway levels, or alternatively provide a sunken courtyard/alfresco area.</p>	
1283	3 storeys and 12m	Upper floors: Creative Industry Office. Ground floor: Shop, Personal Services, Restaurant/Cafe.	<p>The intent for Lot 1283 is to retain and restore the significant corner building, whilst offering the opportunity for adaptive reuse or redevelopment to the less significant rear buildings.</p> <p>Adaptive reuse or redevelopment is to improve the presentation, interface, activation and surveillance of Aberdeen Street and the rear lane.</p>	

*\*Note: Refer to Sections 5.1 – 5.4 in reference to ‘Other Design Requirements’ outlined in the Table above.*